



OSBORNE STREET, COLCHESTER, CO2

GUIDE PRICE £200,000





CLIVE EMSON AUCTIONEERS - This established mid-terrace building is situated in Colchester City Centre and ideally placed for access to High Street shopping, bars, restaurants, recreational facilities and transportation links including both the bus and railway stations. Comprising three individual elements all held on Freehold Titles they are now in need of improvement and offers great potential for updating or re-configuration. The building consists of a commercial premises on the ground floor which was formerly a taxi rank office with a one-bedroom split level flat above and a separate two-bedroom split level dwelling arranged over ground and first floors.

Viewings going ahead 15th, 17th, 22nd, 24th & 29th April, please contact us to arrange your visit.

GROUND FLOOR COMMERCIAL

Entrance, waiting room, office, back office and kitchenette with rear door to shared courtyard. EPC rating D.

GROUND FLOOR SPLIT LEVEL FLAT

Entrance to rear with access from the shared courtyard, reception hallway, living room/kitchen and

bathroom with W.C. First floor landing and two bedrooms. EPC rating E. Council tax band A.

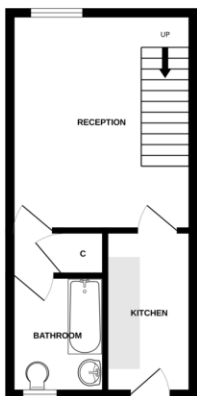
FIRST FLOOR SPLIT LEVEL FLAT

Access via external staircase from the rear shared courtyard, first floor kitchen and living room, attic with bedroom and skylight windows. EPC rating to be confirmed.

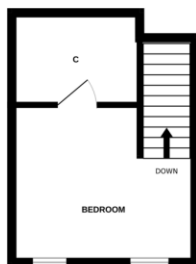
OUTSIDE

Shared courtyard to the rear over which there is access for this and other properties together with access to lock-up storage sheds.

FIRST FLOOR



SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, rooms and so forth herein are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used for any prospective purchase. The plan is for illustrative purposes only and should not be used for any prospective purchase. The plan is for illustrative purposes only and should not be used for any prospective purchase. The plan is for illustrative purposes only and should not be used for any prospective purchase.

Made with SketchUp 12/25

